



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA MAY 19, 2015

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures & Legal Counsel Report
- G. Reports, Announcements & Department Concerns.
- H. Public Hearings

1. **Docket No. 15030009 Z: West Main Street C-2 Rezone.**

The applicant seeks to Rezone properties in a two-block area of the Carmel Arts & Design District, generally bound by West Main Street, 4th Avenue SW, 1st Street SW and the Monon Greenway, comprising of 12 parcels in the R-2/Residence District, B-3/Business District and B-5/Business District, within the Old Town District Overlay Zone to be rezoned to the C-2/Old Town District. The properties are identified by the following addresses: 251, 311, 321, 331 West Main Street; 208, 220, 230, 320 1st Street SW; 20, 25 3rd Avenue SW. Filed by the Carmel Dept. of Community Services on behalf of the Carmel Plan Commission.

2. **TABLED TO JUNE 16 - Docket No. 14100008 Z: 321 W. Main Street Rezone.**

~~The applicant seeks approval to rezone two parcels (totaling 0.33 acres) from R-2/Residential, to B-5/Business. The site is located 321 W. Main Street. It is currently zoned R-2/Residential and lies within Old Town Overlay, Character Subarea. Filed by Ms. Soori Ardalan, owner.~~

3. **Docket No. 15030011 Z: Kensington Green PUD Rezone & Primary Plat.**

The applicant seeks approvals to rezone 2 acres of land to PUD/Planned Unit Development, from R-1/Residence and U.S. Highway 31 Corridor Overlay Zone. The applicant also seeks primary plat approval in order to create a 9-lot single family detached homes subdivision. The site is located at 490 W. 136th Street (northeast corner of Rohrer Rd. & Smokey Row Rd.). Filed by Clifford Rubenstein of Maurer Rifkin & Hill, P.C., on behalf of Turtle Pond Partners, LLC.

4. **Docket No. 15030012 PP Amend: Woodhall Lane Subdivision, Primary Plat Amendment.**

5. **Docket No. 15030013 CA: Woodhall Lane Subdivision, Commitment Amendment.**

The applicant seeks approvals to add 5 additional lots to the plat, for a total of 14 lots on 11.6 acres. The applicant also seeks approvals to amend the 2007 commitments, regarding custom home builders. The site is located at 10520 Woodhall Lane (east of Towne Rd., along 106th Street). It is zoned S-1/Residence. Filed by Sean Downey of HWC Engineering, on behalf of Pulte Homes of Indiana, LLC.

I. Old Business

1. **Docket No. 14080015 DP/ADLS: Shoppes at The Bridges (Bridges II).**

2. **Docket No. 14090010 ZW: Ordinance Z-550-11, Section 12.4, setback from Illinois St.**

The applicant seeks site plan and design approval for 3 multi-tenant commercial/retail buildings and 1 outlot parcel development on 3.86 acres, with 41,951 sq. ft. of floor area. The applicant also seeks zoning waiver approval from Bridges PUD Section 12.4 in order to have a Restaurant with Drive Thru building be located further than 300-ft from Illinois St. The site is located near 11505 N. Spring Mill Rd. It is zoned PUD/The Bridges Planned Unit Development. Filed by Charlie Frankenberger of Nelson & Frankenberger, PC, on behalf of The Bridges II, LLC.

3. **Docket No. 15020007 OA: Johnson Addition Overlay Zone Ordinance Text.**

The applicant seeks to amend the Carmel Zoning Ordinance to establish *Chapter 23J: Johnson Addition District Overlay Zone* in order to encourage the preservation, maintenance and rehabilitation of existing homes and to encourage new homes to complement the character and context of Johnson Addition. Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

4. **Docket No. 15020008 Z: Johnson Addition Overlay Rezone.**

The applicant seeks to Rezone properties in the Johnson Addition neighborhood, generally located south of Main St. and west of 4th Ave SW, comprising 88 parcels in the R-2/Residence District, to be included within the Johnson Addition District Overlay Zone. The properties are identified by the following addresses: 400-825 Emerson Rd., 110-149 Lantern Ln., 100-148 Park Ln., 7-158 Sherman Dr., 55-148 York Dr. Filed by the Carmel Dept. of Community Services on behalf of the Carmel Plan Commission.

5. **Docket No. 15020011 DP Amend/ADLS: Delta Faucet Headquarters Expansion.**

The applicant seeks site plan and design approval for an 80,582 sq. ft. building addition and parking area expansion on 12.13 acres. The site is located at 55 E. 111th St. and is zoned B-5/Business within the US 31/Meridian St. Overlay Zone. Filed by Paul Reis with Krieg DeVault LLP on behalf of Delta Faucet Co.

6. **Docket No. 15020012 DP/ADLS: National Bank of Indianapolis - Hazel Dell Corner, Lot 2.**

7. **Docket No. 15020013 CA: Hazel Dell Corner, Commitment Amendment.**

The applicant seeks site plan and design approval for a 4,014 sq. ft. bank building with drive thru, on 1.753 acres. The applicant also seeks approval to amend commitments regarding architecture. The site is located at 5760 E. Main St. and is zoned B-3/Business. Filed by Paul Reis with Krieg DeVault LLP on behalf of The National Bank of Indianapolis.

8. **Docket No. 15020019 DP/ADLS: Rose Senior Living at Carmel – Grand & Main.**

The applicant seeks site plan and design approval for a 176,000 sq. ft. senior living facility with 159 units on 3.674 acres. The site is located at approximately at 12852 Old Meridian St. (on Grand Blvd., south of Main St.) and is zoned PUD (The District: Z-587-14). Filed by Bradley Schrage, PE with American Structurepoint, Inc. on behalf of Edward Rose Senior Living, LLC.

9. **Docket No. 15020021 DP/ADLS: Grand & Main – Multi-Family Block #1.**

The applicant seeks site plan and design approval for a 362,881 sq. ft. multi-family and parking structure (4 stories or 55' tall, 305 units) on 9.822 acres. The site is located at approximately 12890 Old Meridian St. (the northwest corner of Grand Blvd. & Old Meridian St.), and is zoned PUD (The District: Z-587-14). Filed by Steven D. Hardin, Esq., with Faegre Baker Daniels LLP, on behalf of Edward Rose Development Company, LLC.

J. New Business

K. Adjournment